127.A	0006	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	692,400 /	692,400
					USE VALUE:	692,400 /	692,400
					ASSESSED:	692,400 /	692,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		ALBERMARLE ST, ARLINGTON

OWNERSHIP

Unit #: 9

Owner 1:	FANFA ELVIRA PIRES AFONSO
Owner 2:	
Owner 3:	
Street 1:	9 ALBERMARLE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GOSAIN ABHIMANYU & EMILY E -
Owner 2:	-
Street 1:	9 ALBERMARLE STREET UNIT 9
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Asphalt Exterior and 1622 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	692,400			692,400
Total Card	0.000	692,400			692,400
Total Parcel	0.000	692,400			692,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.88 | /Parcel: 426.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	290630
GIS Ref	
GIS Ref	
Insp Date	08/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 127.A-0006-0009.0

!15559!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	804,300	0	.		804,300	804,300	Year End Roll	12/18/2019
2019	102	FV	716,300	0	.		716,300	716,300	Year End Roll	1/3/2019
2018	102	FV	635,000	0	.		635,000	635,000	Year End Roll	12/20/2017
2017	102	FV	579,900	0	.		579,900	579,900	Year End Roll	1/3/2017
2016	102	FV	579,900	0	.		579,900	579,900	Year End	1/4/2016
2015	102	FV	528,100	0	.		528,100	528,100	Year End Roll	12/11/2014
2014	102	FV	504,600	0	.		504,600	504,600	Year End Roll	12/16/2013
2013	102	FV	504,600	0	.		504,600	504,600		12/13/2012

PRINT

Date	Time
12/11/20	05:15:54

LAST REV

Date	Time
04/24/20	09:39:09

apro

USER DEFINED

Prior Id # 1:	82458
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15559

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOSAIN ABHIMANY	73809-313	2	12/12/2019		700,000	No	No		
GLASS EMILY JAN	62561-553		8/30/2013		590,000	No	No		
CLEM JAMES I &,	54617-528		4/30/2010		520,000	No	No		
VETRANO ANTONIO	49570-383		6/6/2007		512,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
8/23/2018	Measured	DGM	D Mann
12/5/2008	MLS	MM	Mary M
2/12/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7901													G9			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	11 - Asphalt
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	54.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.29734898
Const Adj.:	0.93990600
Adj $ / SQ:	359.719
Other Features:	86000
Grade Factor:	1.21
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	850554
Depreciation:	158203
Depreciated Total:	692351

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	457.02
Special Features:	0	Val/Su Net:	426.88
Final Total:	692400	Val/Su SzAd	426.88

SKETCH

UnSketched SubAreas:
GLA: 1622,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,622	359.720	583,464

Net Sketched Area:	1,622			Total:	583,464
Size Ad	1622	Gross Are	1622	FinArea	1622

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 127.A-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: